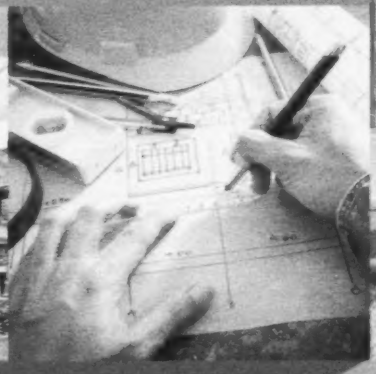
HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Halifax CMA

Date Released: May 2018



Canada

CMHC SCHL

Publication Update!

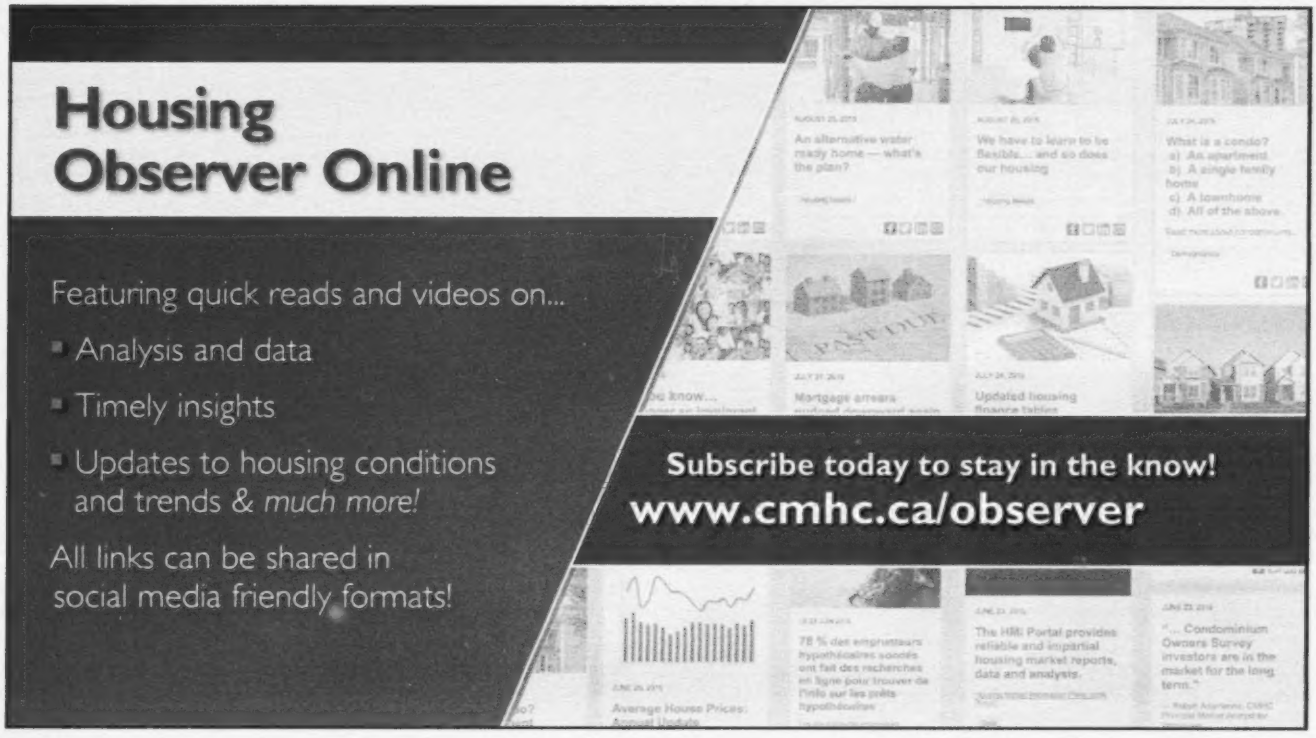
CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

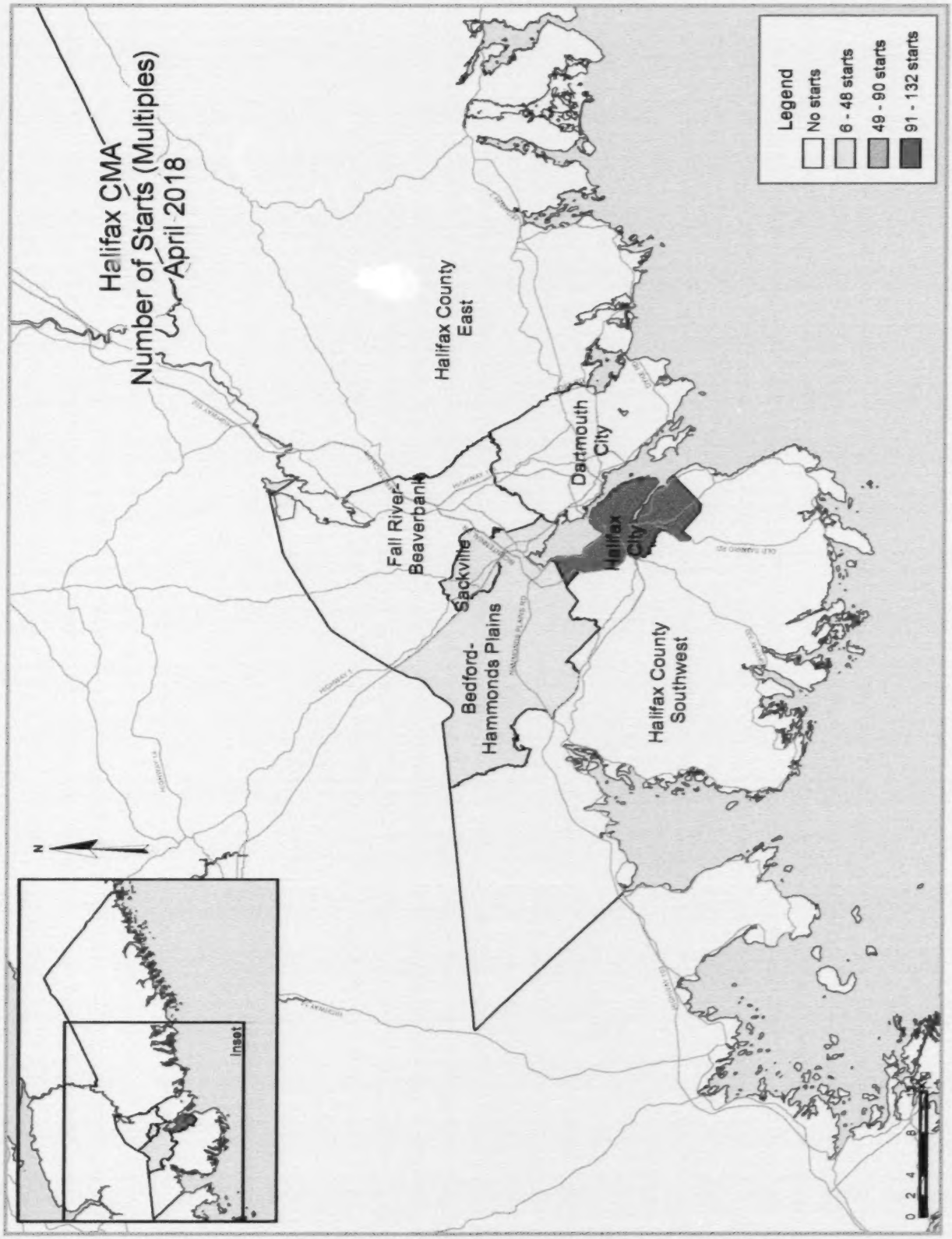
As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

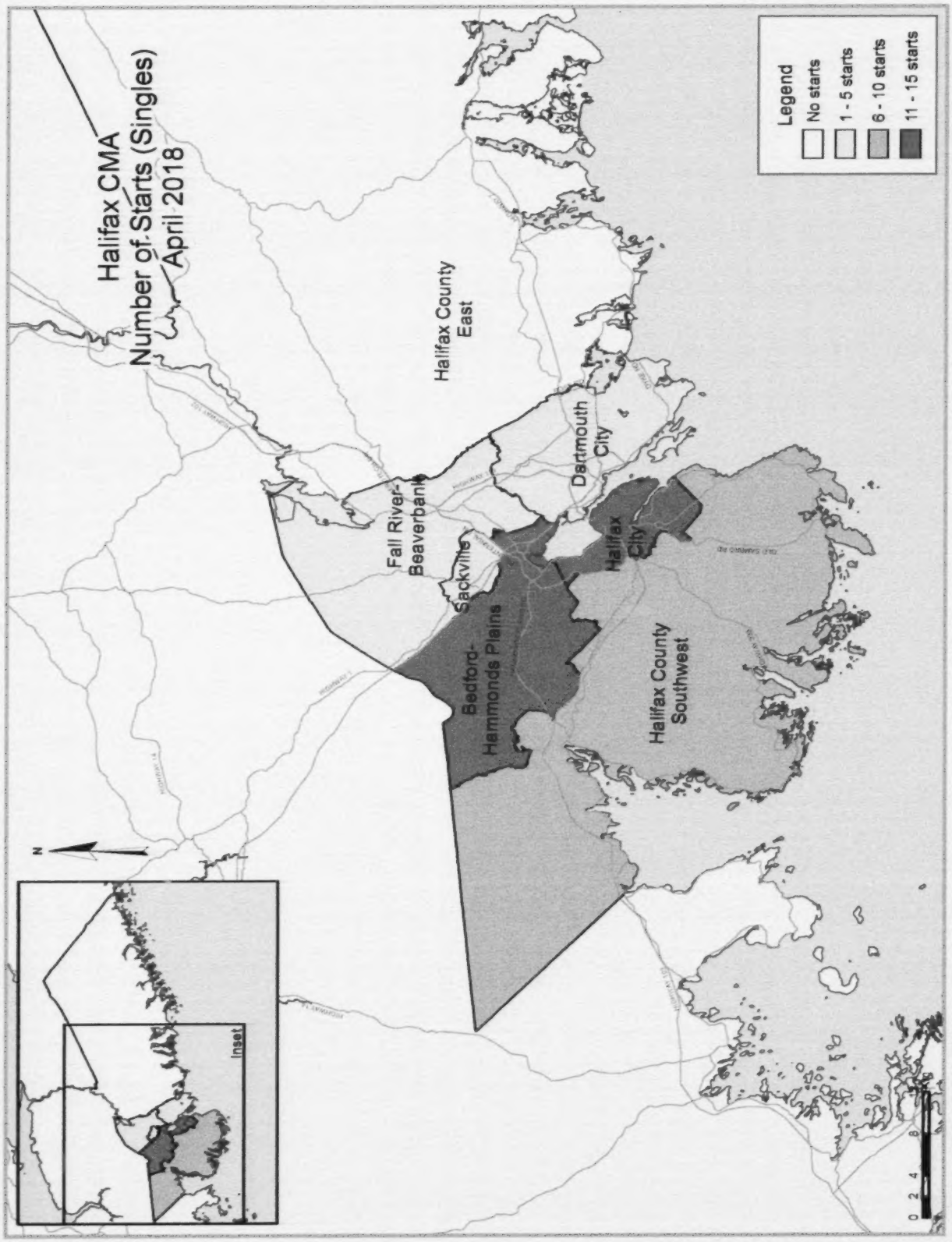
In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

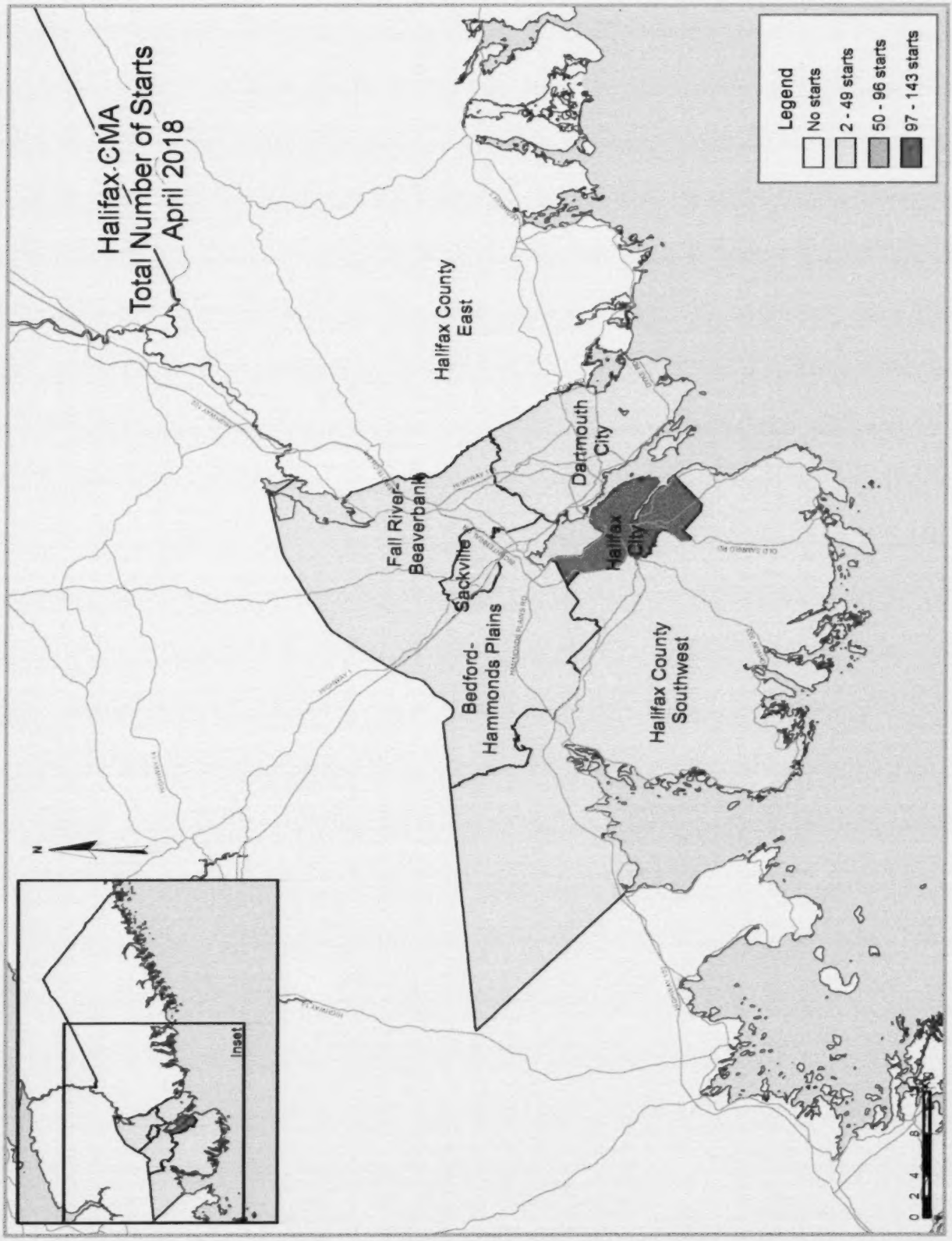
SUBSCRIBE NOW!

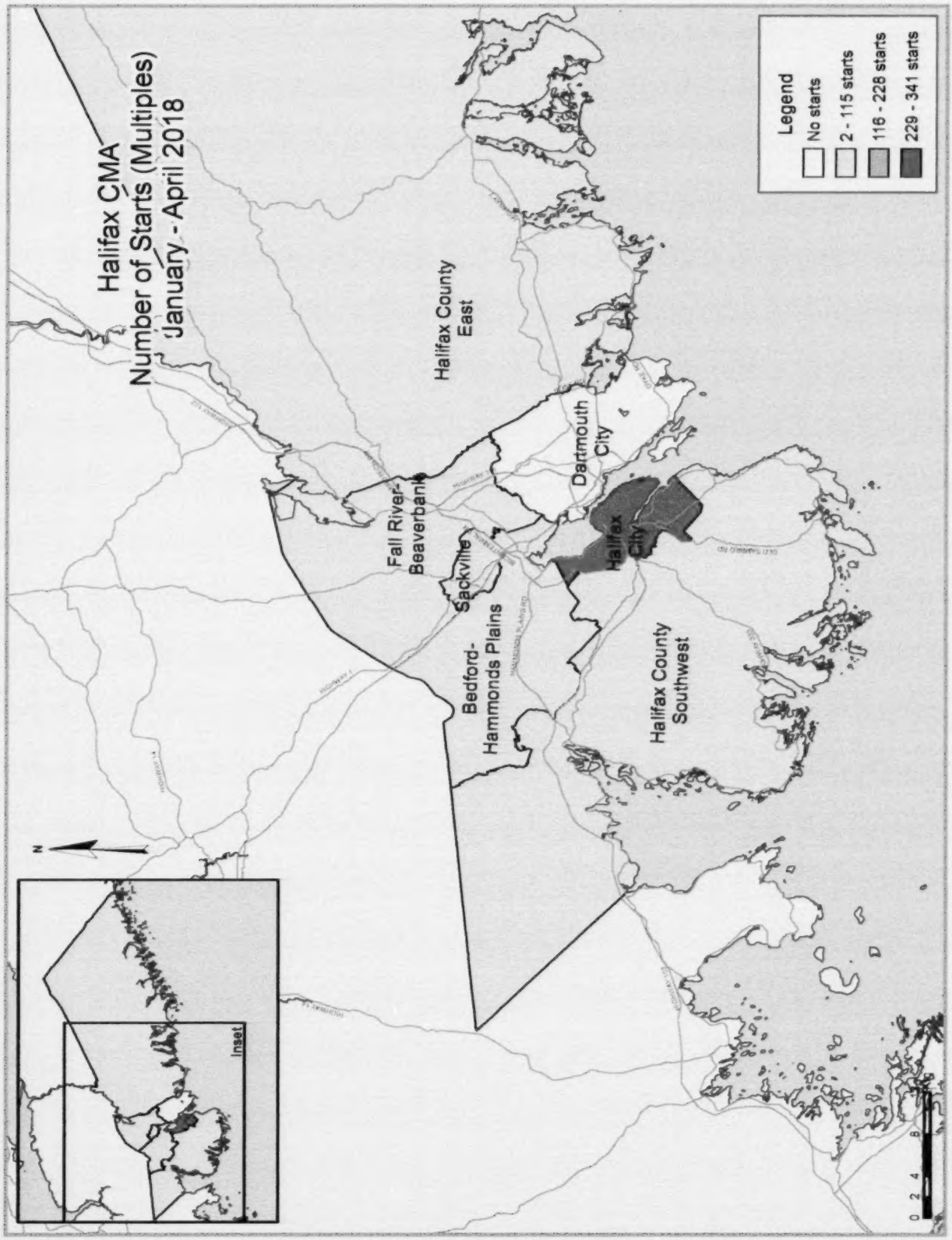
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

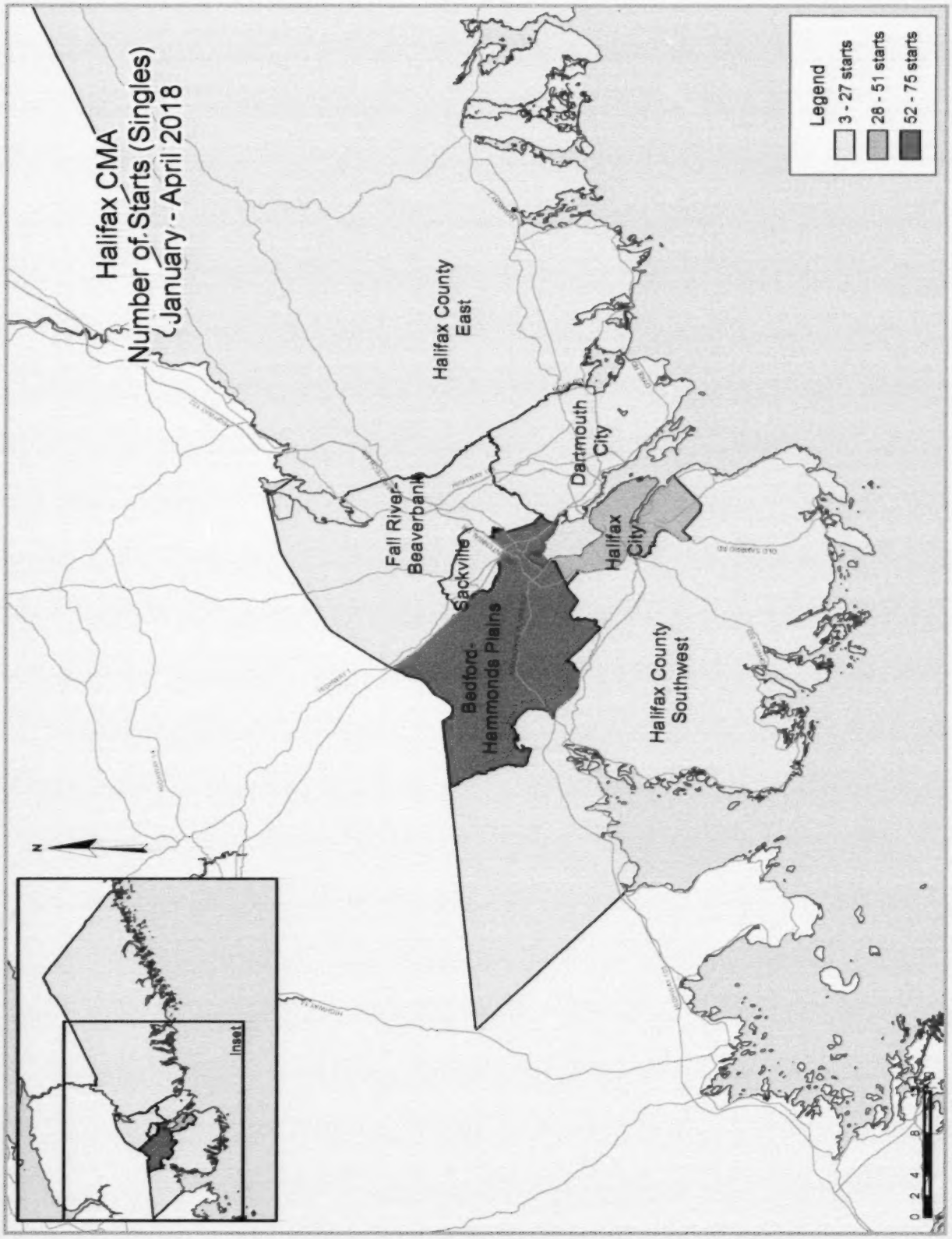

Housing Observer Online
Featuring quick reads and videos on...
Analysis and data
Timely insights
Updates to housing conditions and trends & much more!
All links can be shared in social media friendly formats!
Subscribe today to stay in the know!
www.cmhc.ca/observer

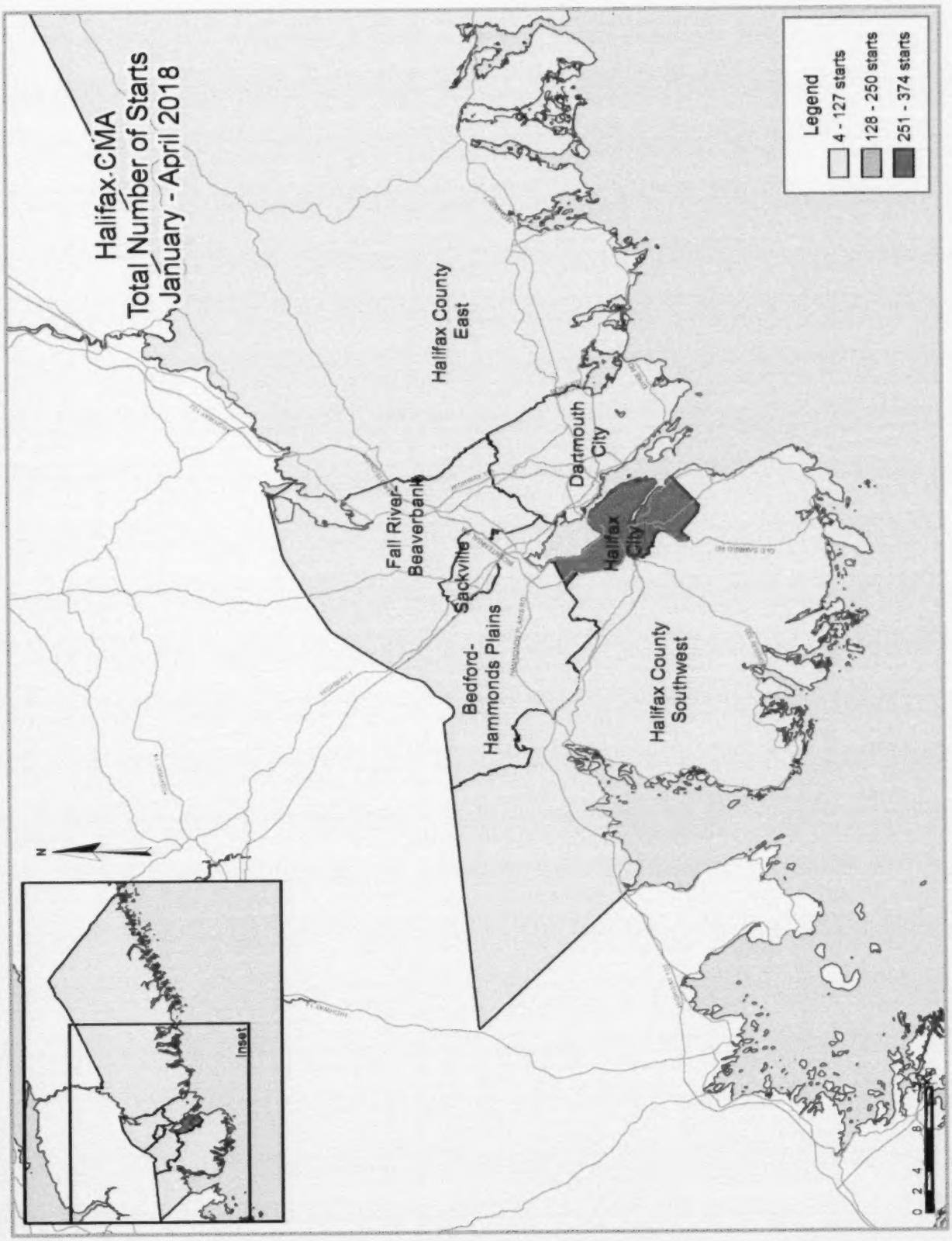

Halifax CMA
Number of Starts (Multiples)
April 2018
Legend
No starts
6 - 48 starts
49 - 90 starts
91 - 132 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
April 2018
Legend
No starts
1 - 5 starts
6 - 10 starts
11 - 15 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
N
Inset
0 2 4 8


Halifax CMA
Total Number of Starts
April 2018
Legend
No starts
2 - 49 starts
50 - 96 starts
97 - 143 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Multiples)
January - April 2018
Legend
No starts
2 - 115 starts
116 - 228 starts
229 - 341 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
January - April 2018
Legend
3 - 27 starts
28 - 51 starts
52 - 75 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
January - April 2018
Legend
4 - 127 starts
128 - 250 starts
251 - 374 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) April 2018		
Halifax CMA[1]	March 2018	April 2018
Trend[2]	2,162	2,298
SAAR	991	2,528
	April 2017	April 2018
Actual		
April - Single-Detached	34	39
April - Multiples	404	150
April - Total	438	189
January to April - Single-Detached	122	164
January to April - Multiples	810	406
January to April - Total	932	570

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2018	33	16	4	4	0	0	2	130	189
April 2017	33	12	0	0	0	84	5	304	438
% Change	0.0	33.3	n/a	n/a	n/a	-100.0	-60.0	-57.2	-56.8
Year-to-date 2018	145	34	40	4	0	77	19	251	570
Year-to-date 2017	109	18	22	0	0	84	20	679	932
% Change	33.0	88.9	81.8	n/a	n/a	-8.3	-5.0	-63.0	-38.8
UNDER CONSTRUCTION									
April 2018	439	108	65	6	0	481	22	2,893	4,014
April 2017	316	122	88	0	0	491	11	3,087	4,127
% Change	38.9	-11.5	-26.1	n/a	n/a	-2.0	100.0	-6.3	-2.7
COMPLETIONS									
April 2018	71	0	0	0	0	0	5	63	139
April 2017	36	4	4	0	0	0	5	0	49
% Change	97.2	-100.0	-100.0	n/a	n/a	n/a	0.0	n/a	183.7
Year-to-date 2018	234	24	8	0	0	0	21	433	720
Year-to-date 2017	171	36	20	1	16	71	40	244	599
% Change	36.8	-33.3	-60.0	-100.0	-100.0	-100.0	-47.5	77.5	20.2
COMPLETED & NOT ABSORBED									
April 2018	95	26	21	2	0	66	n/a	n/a	210
April 2017	72	17	17	1	5	73	n/a	n/a	185
% Change	31.9	52.9	23.5	100.0	-100.0	-9.6	n/a	n/a	13.5
ABSORBED									
April 2018	66	6	1	0	0	0	n/a	n/a	73
April 2017	32	6	7	0	0	0	n/a	n/a	45
% Change	106.3	0.0	-85.7	n/a	n/a	n/a	n/a	n/a	62.2
Year-to-date 2018	228	46	7	1	0	5	n/a	n/a	287
Year-to-date 2017	166	27	25	0	11	49	n/a	n/a	278
% Change	37.3	70.4	-72.0	n/a	-100.0	-89.8	n/a	n/a	3.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Halifax City									
April 2018	11	2	0	0	0	0	0	130	143
April 2017	13	4	0	0	0	84	0	304	405
Dartmouth City									
April 2018	2	0	0	0	0	0	0	0	2
April 2017	3	2	0	0	0	0	0	0	5
Bedford-Hammonds Plains									
April 2018	10	2	4	4	0	0	1	0	21
April 2017	8	2	0	0	0	0	4	0	14
Sackville									
April 2018	0	12	0	0	0	0	1	0	13
April 2017	2	0	0	0	0	0	0	0	2
Fall River - Beaverbank									
April 2018	2	0	0	0	0	0	0	0	2
April 2017	1	4	0	0	0	0	1	0	6
Halifax County East									
April 2018	0	0	0	0	0	0	0	0	0
April 2017	2	0	0	0	0	0	0	0	2
Halifax County Southwest									
April 2018	8	0	0	0	0	0	0	0	8
April 2017	4	0	0	0	0	0	0	0	4
Halifax CMA									
April 2018	33	16	4	4	0	0	2	130	189
April 2017	33	12	0	0	0	84	5	304	438

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Halifax City									
April 2018	130	42	16	0	0	431	4	2,529	3,152
April 2017	80	64	25	0	0	491	0	2,633	3,293
Dartmouth City									
April 2018	16	10	0	0	0	50	0	25	101
April 2017	18	30	7	0	0	0	0	60	115
Bedford-Hammonds Plains									
April 2018	150	14	37	6	0	0	4	276	487
April 2017	99	8	39	0	0	0	8	195	349
Sackville									
April 2018	1	32	0	0	0	0	13	51	97
April 2017	6	12	3	0	0	0	3	199	223
Fall River - Beaverbank									
April 2018	31	2	0	0	0	0	0	0	33
April 2017	28	6	3	0	0	0	0	0	37
Halifax County East									
April 2018	45	2	8	0	0	0	1	12	68
April 2017	36	0	6	0	0	0	0	0	54
Halifax County Southwest									
April 2018	66	6	4	0	0	0	0	0	76
April 2017	49	2	5	0	0	0	0	0	56
Halifax CMA									
April 2018	439	108	65	6	0	481	22	2,893	4,014
April 2017	316	122	88	0	0	491	11	3,087	4,127

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
April 2018	8	0	0	0	0	0	0	0	8
April 2017	4	0	0	0	0	0	4	0	8
Dartmouth City									
April 2018	10	0	0	0	0	0	0	0	10
April 2017	2	0	0	0	0	0	0	0	2
Bedford-Hammonds Plains									
April 2018	21	0	0	0	0	0	1	63	85
April 2017	12	2	4	0	0	0	0	0	18
Sackville									
April 2018	1	0	0	0	0	0	1	0	2
April 2017	0	0	0	0	0	0	0	0	0
Fall River - Beaverbank									
April 2018	4	0	0	0	0	0	0	0	4
April 2017	3	2	0	0	0	0	1	0	6
Halifax County East									
April 2018	11	0	0	0	0	0	3	0	14
April 2017	5	0	0	0	0	0	0	0	5
Halifax County Southwest									
April 2018	16	0	0	0	0	0	0	0	16
April 2017	10	0	0	0	0	0	0	0	10
Halifax CMA									
April 2018	71	0	0	0	0	0	5	63	139
April 2017	36	4	4	0	0	0	5	0	49

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
April 2018	33	10	9	0	0	0	n/a	n/a	52
April 2017	16	3	10	0	0	0	n/a	n/a	29
Dartmouth City									
April 2018	10	14	4	0	0	66	n/a	n/a	94
April 2017	12	9	3	0	5	71	n/a	n/a	100
Bedford-Hammonds Plains									
April 2018	30	1	8	2	0	0	n/a	n/a	41
April 2017	15	0	4	0	0	0	n/a	n/a	19
Sackville									
April 2018	2	1	0	0	0	0	n/a	n/a	3
April 2017	3	1	0	0	0	2	n/a	n/a	6
Fall River - Beaverbank									
April 2018	6	0	0	0	0	0	n/a	n/a	6
April 2017	8	3	0	0	0	0	n/a	n/a	11
Halifax County East									
April 2018	3	0	0	0	0	0	n/a	n/a	3
April 2017	7	1	0	0	0	0	n/a	n/a	8
Halifax County Southwest									
April 2018	11	0	0	0	0	0	n/a	n/a	11
April 2017	11	0	0	1	0	0	n/a	n/a	12
Halifax CMA									
April 2018	95	26	21	2	0	66	n/a	n/a	210
April 2017	72	17	17	1	5	73	n/a	n/a	185

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
April 2018	13	5	0	0	0	0	n/a	n/a	18
April 2017	5	2	0	0	0	0	n/a	n/a	7
Dartmouth City									
April 2018	7	1	0	0	0	0	n/a	n/a	8
April 2017	3	0	2	0	0	0	n/a	n/a	5
Bedford-Hammonds Plains									
April 2018	11	0	1	0	0	0	n/a	n/a	12
April 2017	9	2	3	0	0	0	n/a	n/a	14
Sackville									
April 2018	3	0	0	0	0	0	n/a	n/a	3
April 2017	0	0	2	0	0	0	n/a	n/a	2
Fall River - Beaverbank									
April 2018	5	0	0	0	0	0	n/a	n/a	5
April 2017	3	2	0	0	0	0	n/a	n/a	5
Halifax County East									
April 2018	12	0	0	0	0	0	n/a	n/a	12
April 2017	4	0	0	0	0	0	n/a	n/a	4
Halifax County Southwest									
April 2018	15	0	0	0	0	0	n/a	n/a	15
April 2017	8	0	0	0	0	0	n/a	n/a	8
Halifax CMA									
April 2018	66	6	1	0	0	0	n/a	n/a	73
April 2017	32	6	7	0	0	0	n/a	n/a	45

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA
2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	699	112	58	0	0	134	57	1,692	2,752
% Change	37.1	-24.3	-37.6	-100.0	n/a	-54.6	-37.4	45.0	19.4
2016	510	148	93	1	0	295	91	1,167	2,305
% Change	29.4	111.4	36.8	-66.7	-100.0	-22.0	59.6	-21.4	-11.3
2015	394	70	68	3	2	378	57	1,484	2,599
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	% Change
Halifax City	11	13	2	4	0	0	130	388	143	405	-64.7
Dartmouth City	2	3	0	2	0	0	0	0	2	5	-60.0
Bedford-Hammonds Plains	15	8	2	2	4	4	0	0	21	14	50.0
Sackville	1	2	12	0	0	0	0	0	13	2	**
Fall River - Beaverbank	2	2	0	4	0	0	0	0	2	6	-66.7
Halifax County East	0	2	0	0	0	0	0	0	0	2	-100.0
Halifax County Southwest	8	4	0	0	0	0	0	0	8	4	100.0
Halifax CMA	39	34	16	12	4	4	130	388	189	438	-56.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Halifax City	33	32	8	6	5	8	328	763	374	809	-53.8
Dartmouth City	4	6	0	4	0	0	0	0	4	10	-60.0
Bedford-Hammonds Plains	75	36	10	2	32	18	0	0	117	56	108.9
Sackville	3	5	14	0	0	3	0	0	17	8	112.5
Fall River - Beaverbank	11	12	2	6	0	0	0	0	13	18	-27.8
Halifax County East	13	15	0	0	3	0	0	0	16	15	6.7
Halifax County Southwest	25	16	0	0	4	0	0	0	29	16	81.3
Halifax CMA	164	122	34	18	44	29	328	763	570	932	-38.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Halifax City	0	0	0	0	0	84	130	304
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	4	0	0	4	0	0	0	0
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	4	0	0	4	0	84	130	304

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	5	8	0	0	77	84	251	679
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	28	14	4	4	0	0	0	0
Sackville	0	0	0	3	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	3	0	0	0	0	0	0	0
Halifax County Southwest	4	0	0	0	0	0	0	0
Halifax CMA	40	22	4	7	77	84	251	679

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market April 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Halifax City	13	17	0	84	130	304	143	405
Dartmouth City	2	5	0	0	0	0	2	5
Bedford-Hammonds Plains	16	10	4	0	1	4	21	14
Sackville	12	2	0	0	1	0	13	2
Fall River - Beaverbank	2	5	0	0	0	1	2	6
Halifax County East	0	2	0	0	0	0	0	2
Halifax County Southwest	8	4	0	0	0	0	8	4
Halifax CMA	53	45	4	84	132	309	189	438

Table 2.5: Starts by Submarket and by Intended Market January - April 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	46	46	77	84	251	679	374	809
Dartmouth City	3	9	0	0	1	1	4	10
Bedford-Hammonds Plains	101	47	4	0	12	9	117	56
Sackville	14	3	0	0	3	5	17	8
Fall River - Beaverbank	13	15	0	0	0	3	13	18
Halifax County East	15	15	0	0	1	0	16	15
Halifax County Southwest	27	14	0	0	2	2	29	16
Halifax CMA	219	149	81	84	270	699	570	932

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	% Change
Halifax City	8	4	0	0	0	4	0	0	8	8	0.0
Dartmouth City	10	2	0	0	0	0	0	0	10	2	**
Bedford-Hammonds Plains	22	12	0	2	0	4	63	0	85	18	**
Sackville	2	0	0	0	0	0	0	0	2	0	n/a
Fall River - Beaverbank	4	4	0	2	0	0	0	0	4	6	-33.3
Halifax County East	11	5	0	0	3	0	0	0	14	5	180.0
Halifax County Southwest	16	10	0	0	0	0	0	0	16	10	60.0
Halifax CMA	73	37	0	4	3	8	63	0	139	49	183.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Halifax City	45	27	2	12	5	18	363	155	415	212	95.8
Dartmouth City	23	12	4	10	0	19	6	71	33	112	-70.5
Bedford-Hammonds Plains	73	50	0	2	3	11	64	89	140	152	-7.9
Sackville	8	6	14	0	0	0	0	0	22	6	**
Fall River - Beaverbank	22	18	0	8	0	12	0	0	22	38	-42.1
Halifax County East	41	31	2	4	3	3	0	0	46	38	21.1
Halifax County Southwest	40	41	2	0	0	0	0	0	42	41	2.4
Halifax CMA	252	185	24	36	11	63	433	315	720	599	20.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Halifax City	0	0	0	4	0	0	0	0
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	4	0	0	0	0	63	0
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	3	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	0	4	3	4	0	0	63	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	5	10	0	8	0	0	363	155
Dartmouth City	0	19	0	0	0	71	6	0
Bedford-Hammonds Plains	3	7	0	4	0	0	64	89
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	12	0	0	0	0
Halifax County East	0	0	3	3	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	8	36	3	27	0	71	433	244

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market April 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Halifax City	8	4	0	0	0	4	8	8
Dartmouth City	10	2	0	0	0	0	10	2
Bedford-Hammonds Plains	21	18	0	0	64	0	85	18
Sackville	1	0	0	0	1	0	2	0
Fall River - Beaverbank	4	5	0	0	0	1	4	6
Halifax County East	11	5	0	0	3	0	14	5
Halifax County Southwest	16	10	0	0	0	0	16	10
Halifax CMA	71	44	0	0	68	5	139	49

Table 3.5: Completions by Submarket and by Intended Market January - April 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	52	49	0	0	363	163	415	212
Dartmouth City	26	24	0	87	7	1	33	112
Bedford-Hammonds Plains	66	54	0	0	74	98	140	152
Sackville	18	4	0	0	4	2	22	6
Fall River - Beaverbank	22	23	0	0	0	15	22	38
Halifax County East	42	35	0	0	4	3	46	38
Halifax County Southwest	40	38	0	1	2	2	42	41
Halifax CMA	266	227	0	88	454	284	720	599

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $449,999		$450,000 - $549,999		$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
April 2018	2	15.4	2	15.4	4	30.8	3	23.1	2	15.4	13	-	485,029
April 2017	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	-	476,013
Year-to-date 2018	7	17.1	10	24.4	9	22.0	9	22.0	6	14.6	41	-	485,029
Year-to-date 2017	2	7.4	3	11.1	6	22.2	4	14.8	12	44.4	27	-	476,013
Dartmouth City													
April 2018	2	28.6	1	14.3	0	0.0	3	42.9	1	14.3	7	-	-
April 2017	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	-	-
Year-to-date 2018	5	27.8	6	33.3	1	5.6	4	22.2	2	11.1	18	-	-
Year-to-date 2017	4	30.8	4	30.8	2	15.4	1	7.7	2	15.4	13	-	-
Bedford-Hammonds Plains													
April 2018	0	0.0	2	18.2	0	0.0	6	54.5	3	27.3	11	-	-
April 2017	0	0.0	2	22.2	2	22.2	3	33.3	2	22.2	9	-	-
Year-to-date 2018	0	0.0	4	7.3	7	12.7	27	49.1	17	30.9	55	-	599,409
Year-to-date 2017	1	2.6	3	7.9	5	13.2	14	36.8	15	39.5	38	-	-
Sackville													
April 2018	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	1	8.3	11	91.7	0	0.0	0	0.0	0	0.0	12	-	331,211
Year-to-date 2017	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	-	-
Fall River - Beaverbank													
April 2018	1	20.0	1	20.0	2	40.0	0	0.0	1	20.0	5	-	-
April 2017	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	-	-
Year-to-date 2018	3	13.6	9	40.9	4	18.2	2	9.1	4	18.2	22	-	-
Year-to-date 2017	3	18.8	5	31.3	3	18.8	4	25.0	1	6.3	16	-	293,975
Halifax County East													
April 2018	5	41.7	5	41.7	2	16.7	0	0.0	0	0.0	12	-	363,233
April 2017	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0	4	-	-
Year-to-date 2018	20	47.6	17	40.5	4	9.5	1	2.4	0	0.0	42	-	326,681
Year-to-date 2017	16	51.6	9	29.0	4	12.9	1	3.2	1	3.2	31	-	325,511
Halifax County Southwest													
April 2018	1	6.7	4	26.7	2	13.3	4	26.7	4	26.7	15	-	517,178
April 2017	1	12.5	3	37.5	0	0.0	2	25.0	2	25.0	8	-	-
Year-to-date 2018	6	16.2	12	32.4	4	10.8	9	24.3	6	16.2	37	-	451,210
Year-to-date 2017	1	2.6	14	36.8	8	21.1	9	23.7	6	15.8	38	-	424,200
Halifax CMA													
April 2018	11	16.7	18	27.3	10	15.2	16	24.2	11	16.7	66	-	438,626
April 2017	3	9.4	9	28.1	6	18.8	8	25.0	6	18.8	32	-	640,563
Year-to-date 2018	42	18.5	69	30.4	29	12.8	52	22.9	35	15.4	227	407,500	436,797
Year-to-date 2017	28	16.9	38	22.9	28	16.9	34	20.5	38	22.9	166	-	529,992

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2018						
Submarket	April 2018	April 2017	% Change	YTD 2018	YTD 2017	% Change
Halifax City	485,029	476,013	1.9	485,029	476,013	1.9
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	-	-	n/a	599,409	-	n/a
Sackville	-	-	n/a	331,211	-	n/a
Fall River - Beaverbank	-	-	n/a	-	293,975	n/a
Halifax County East	363,233	-	n/a	326,681	325,511	0.4
Halifax County Southwest	517,178	-	n/a	451,210	424,200	6.4
Halifax CMA	438,626	640,563	-31.5	436,797	529,992	-17.6

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Halifax- Dartmouth

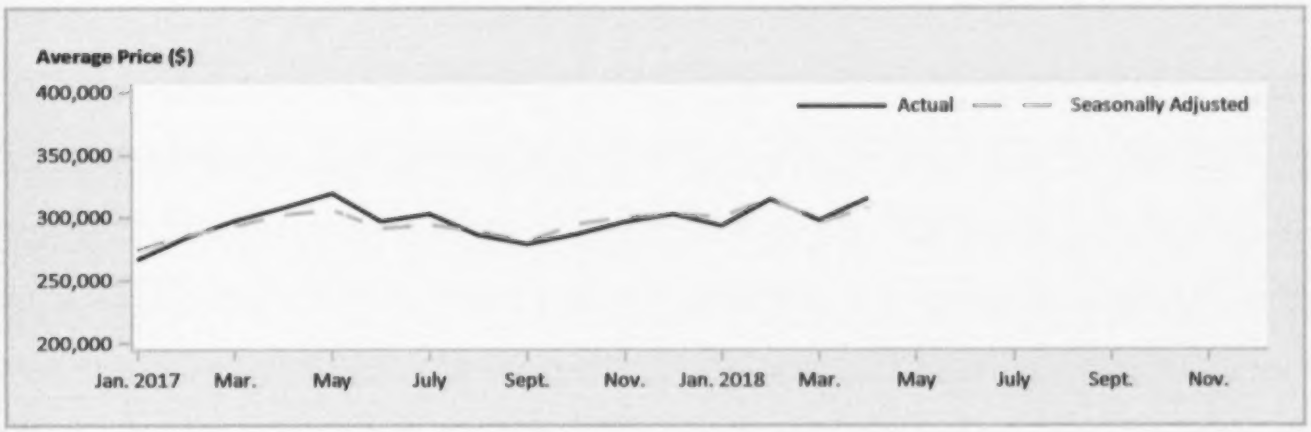


Figure 5.2: MLS® Residential Sales for Halifax- Dartmouth

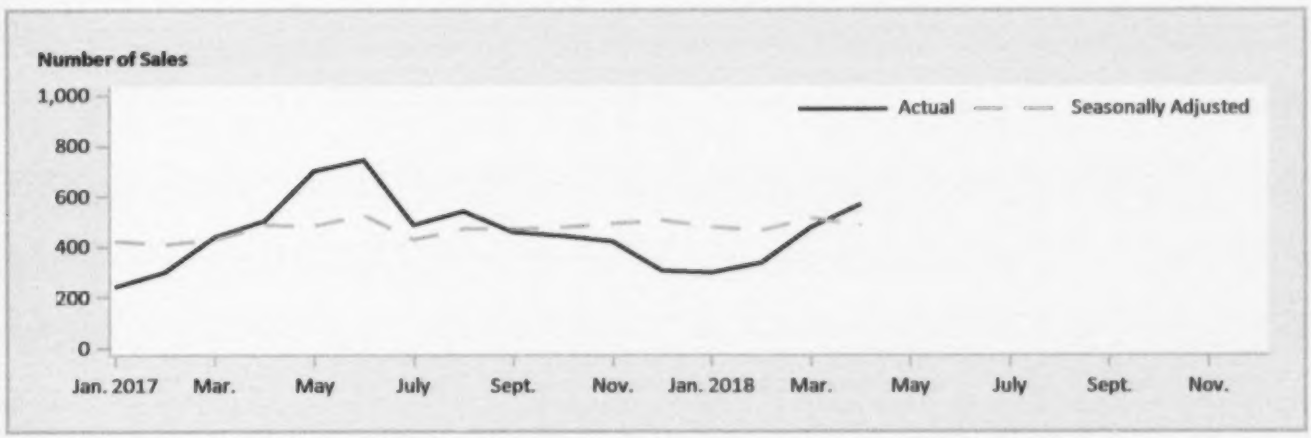
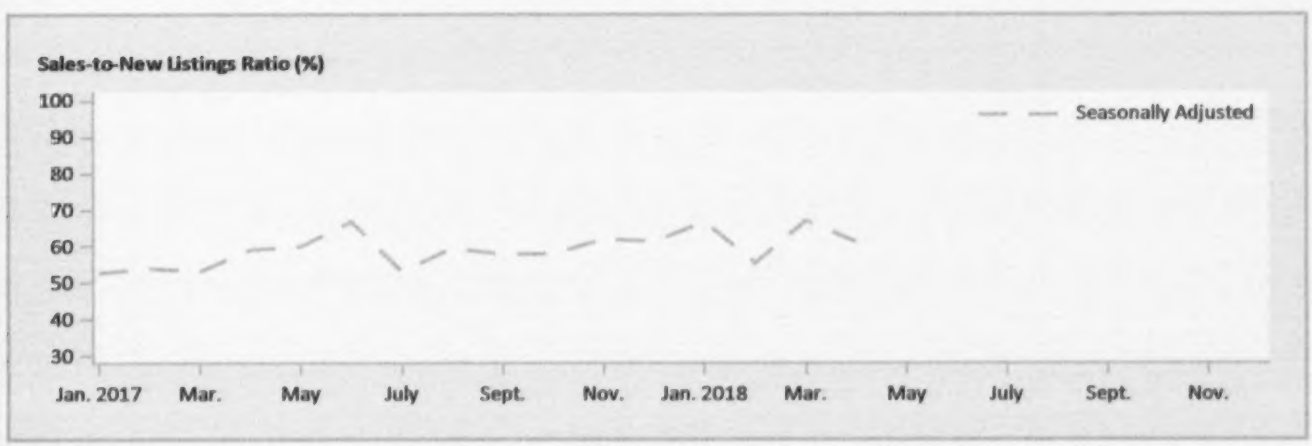


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Halifax- Dartmouth



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
April 2018

		Interest Rates			NHPI, Total, Halifax CMA 2016.12 =100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.2	130.5	226	6.1	67.5	875
	February	561	3.14	4.64	100.2	130.3	225	6.3	67.2	871
	March	561	3.14	4.64	100.2	130.7	225	6.5	67.2	878
	April	561	3.14	4.64	100.0	130.9	224	6.7	67.3	880
	May	561	3.14	4.64	100.4	131.1	225	6.9	67.6	882
	June	561	3.14	4.64	100.4	131.2	225	7.0	67.5	880
	July	573	3.14	4.84	100.8	131.3	225	6.9	67.4	886
	August	573	3.14	4.84	100.7	131.4	224	7.3	67.1	891
	September	575	3.09	4.89	100.8	132.2	224	7.3	67.1	901
	October	581	3.24	4.99	101.1	131.6	223	7.4	66.8	906
	November	581	3.24	4.99	101.1	132.0	224	7.3	66.9	908
	December	581	3.24	4.99	101.0	131.5	225	7.0	66.8	906
2018	January	590	3.34	5.14	101.0	132.2	226	6.8	67.1	906
	February	590	3.34	5.14	101.0	133.1	230	6.4	67.7	910
	March	590	3.34	5.14	101.5	133.8	233	6.0	68.1	908
	April	590	3.34	5.14		134.4	235	5.6	68.5	901
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2018 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64155_2018_M05